

SMART **LIFESTYLE** & A VIBRANT **LOCATION**

now packaged just right

SMARTLY
DESIGNED
PREMIUM
2 & 3 BHK



Artistic impression

LAUNCHING

SHRIRAM

107 SOUTHEAST

NEAR E-CITY

ADJUST #NOMORE, JUST THE RIGHT
OPPORTUNITY
— **AWAITS!** —



Tea time is fun when clubbed with awesome balcony views.



Reading time is extra special when on a hammock.



Party is extra fun when you don't need to travel for it.



Riding to office becomes joyous when its right around the corner!

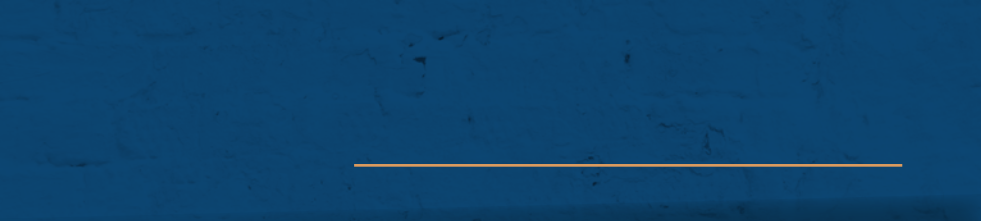


Family hangouts becomes a ritual when you are not restricted by space.

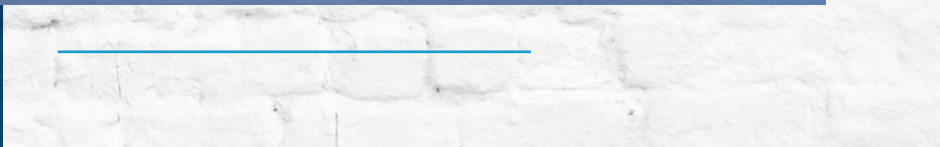
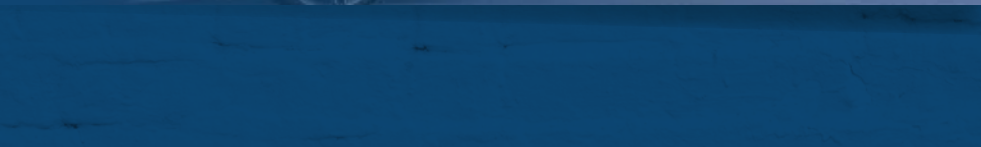


Investment becomes ideal when you invest small & earn big!

SO GET READY FOR A
#NOCOMPROMISE LIFE
NOW AT **107 SOUTHEAST.**



Artistic impression





Artistic impression

#NOCOMPROMISE
— **LIVING EXPERIENCE** —



LOCATION
UNCOMPROMISED



LIFESTYLE
UNCOMPROMISED



DESIGNS
UNCOMPROMISED



OPPORTUNITY
UNMISSABLE!



Artistic impression



A VIBRANT LIFESTYLE NOW — **PACKAGED JUST RIGHT!** —



Seamless connectivity & great convenience at your doorstep!



A 19 acre community life with ample open spaces.



40+ lifestyle amenities to complement a smart living experience.

SILK BOARD

METRO CASH & CARRY

PES IT COLLEGE

AMR TECH PARK

OZONE MANE

E-CITY ELEVATED FLYOVER

E-CITY METRO STATION
(UNDERCONSTRUCTION)

INFOSYS

DPS SCHOOL

WIPRO

BOMMASANDRA
METRO STATION
(UNDERCONSTRUCTION)

BIOCON

VIMALALAYA HOSPITAL

TECH MAHINDRA

E-CITY TOLL PLAZA

DECATHLON

D MART

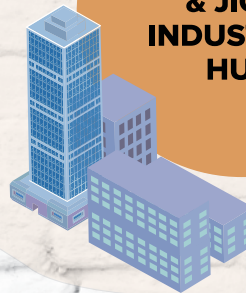
BANGALORE COLLEGE
OF ENGINEERING &
TECHNOLOGY

**ELECTRONIC CITY
IT HUB**



MANGO MIST
RESORTS

**BOMMASANDRA
& JIGNI
INDUSTRIAL
HUB**



NARAYANA
HRUDALAYA

SURYA NAGAR
POLICE STATION

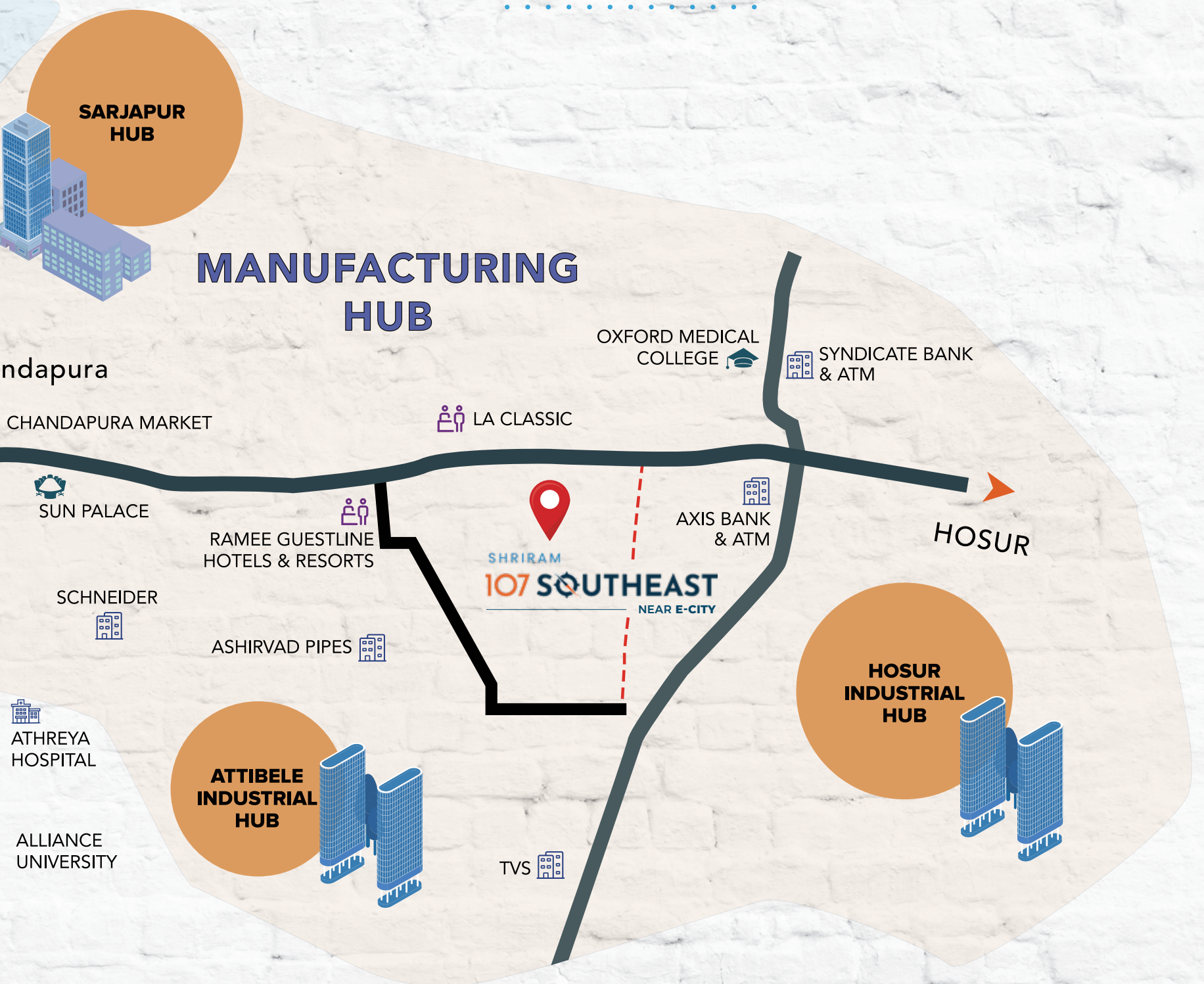
IT HUB

Jigani Rd

Cha

PEARL
VALLEY

LOCATION MAP





#NOCOMPROMISE — LOCATION —



Hub to major tech giants at Electronic city like Wipro, TCS etc, also corporates like TVS motors, Ashok Leyland etc.



Well connected by upcoming metro to industrial areas like Bommasandra and Jigani.

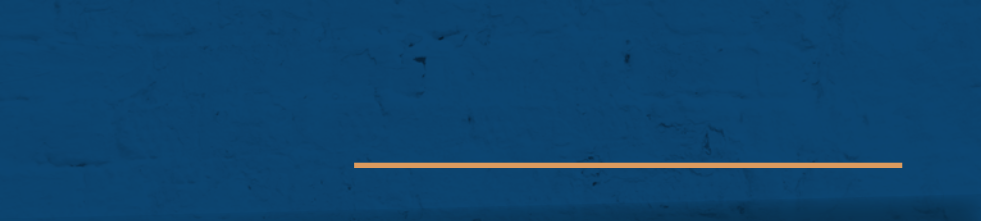


Well developed road network with Hosur road, NICE road, Sarjapur road etc



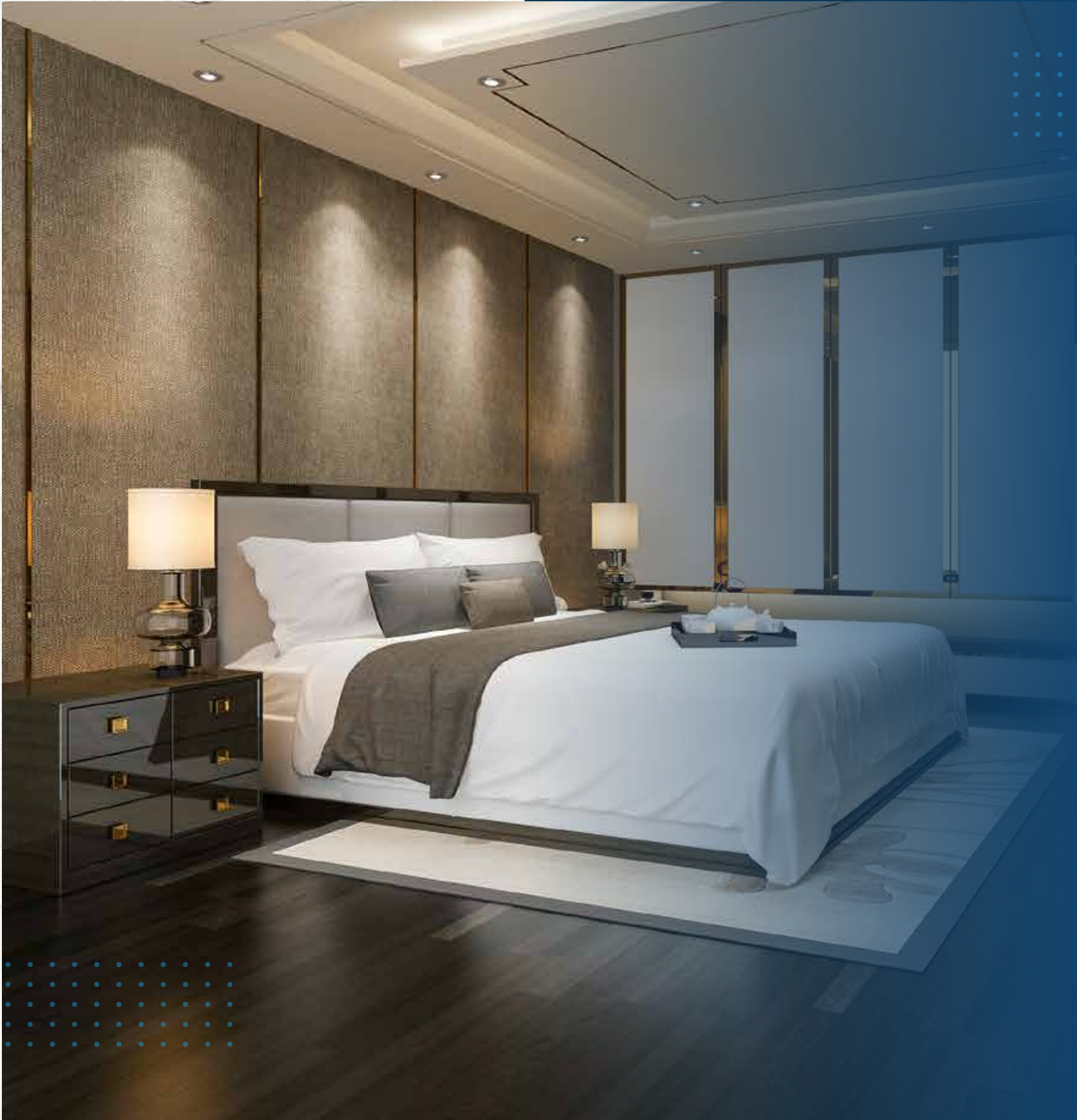
Upcoming social infrastructure like PRR, STRR and proposed metro Neo.





Artistic impression







— **EVERYTHING** —
YOU NEED AND MORE




EDUCATIONAL INSTITUTIONS

Alliance University \ PES university \ IFIM \ DPS



HOSPITALS

Narayana Hrudayalaya \ Vimalaya Hospital
Oxford medical college and hospital





#NOCOMPROMISE — LIFESTYLE —



19 acres of a secure gated community
with 78% open spaces



A sprawling 18,000sq.ft
clubhouse



40+ lifestyle amenities to
choose from



MIVAN technology supported
construction





— CONVENIENCE — — UNCOMPROMISED —



Convenience store



Creche



Salon

— PLAY UNLIMITED —



Cricket ground



Football



Sand Volleyball



Basketball court

RECREATION — UNHINDERED —



Senior Citizen park



Party lawns



Café



Sports corner

NATURE UNCONSTRAINED



19 acres of bliss



78% open spaces



Outdoor amenities



Landscaped gardens



Artistic impression



AWE-INSPIRING
— DESIGNS —

Maximum space utilization.

Crafted to accommodate all your needs.

No south facing units.

Spacious & ventilated living room.

Spacious for a large king-sized bed, wardrobe, TV cabinet and more.

Fall in love with your kitchen with an attached open dining area.

Roomy 2nd & 3rd bedrooms.

Maximum carpet area ensured in every room.

Balcony with a view.



UNMISSABLE — OPPORTUNITY —



Trusted brand



Upgraded lifestyle



Ideal Investment

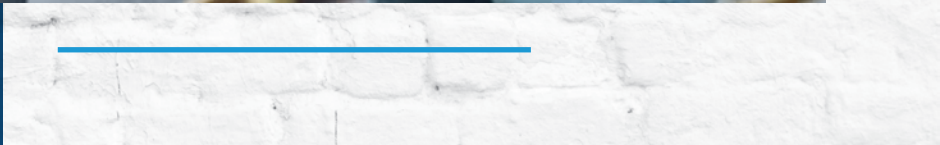
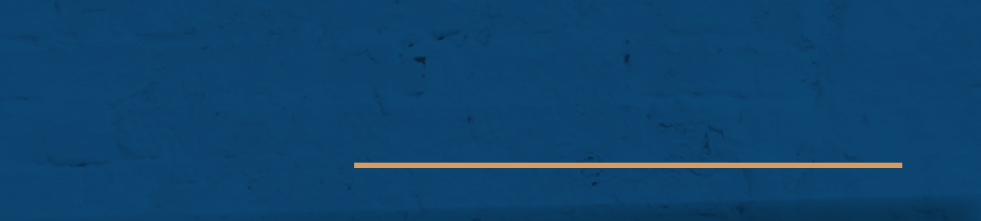


Seamless
connectivity



Upcoming social
infrastructure







SPECIFICATIONS



SMART, YET GREEN HOMES

The infrastructure has been designed to maximize safety & convenience

Good water supply.
A water softening
plant included if
required.

Sewage treatment
plant of adequate
capacity has been
provided.

Rain water harvesting
facility to prevent
surface runoffs and
efficient use of rain
water.

Organic waste
converter of
adequate capacity
will be provided.



UTILITY WITH COMFORT

Elegant lobbies with
vitrified tile flooring
in all towers.

High quality lifts from a
reputed brand with 100%
DG power backup.

100% DG power
backup for lighting in
the common areas.



THOUGHTFULLY DESIGNED HOMES

Smartly designed with best of the specifications.



MIVAN technology ensures great quality, good finishing & timely completion.



Highly durable engineered wooden laminated doors.

UPVC window with sliding doors. UPVC windows are durable and easy to maintain.



Kitchen will have 30mm granite counter with SS sink. Superior quality tile dado for easy maintenance up to 2'0" height.



PREMIUM FIXTURES

Large tiles in the foyer, kitchen, dining/living and bedrooms making them visually appealing and easy to maintain.



Toilets are fitted with premium brands of sanitary fittings, and CP fittings.

Modular type switches/sockets.



Anti-skid tile flooring in the bathroom to ensure safety and prevent accidents.





MASTER PLAN



19 ACRES
OF A VIBRANT
GATED COMMUNITY WITH
78% OPEN SPACES





LEGEND:

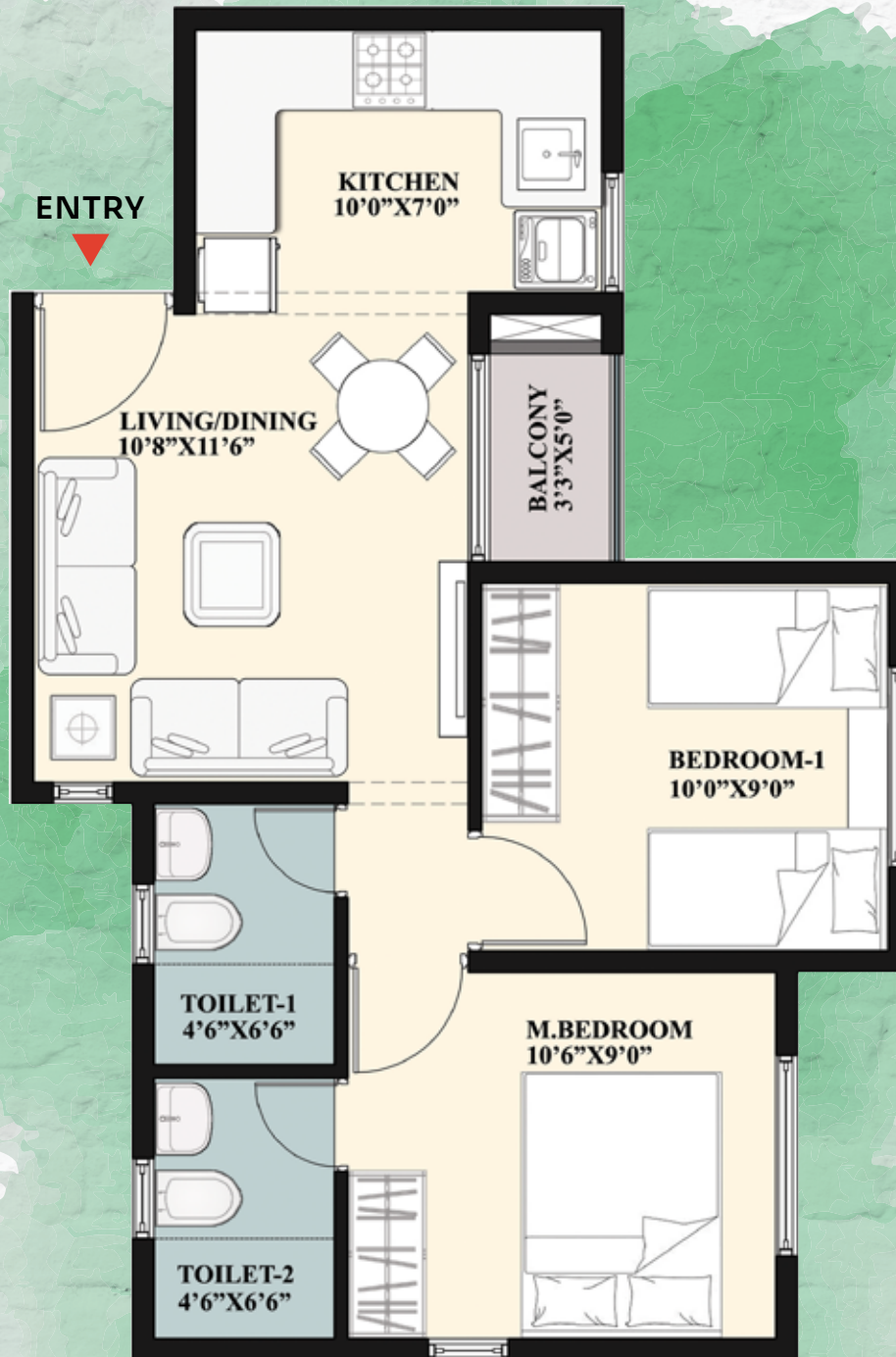
- 1. 12.5 M APPROACH ROAD HAVING DESIGNATED PATHWAY WITH AVENUE PLANTING
- 2. MAIN ENTRANCE WITH SECURITY CABIN
- 3. ENTRANCE FEATURE WATER BODY WITH PEDESTRAIN PATHWAY AND DENSE PLANTING
- 4. TRANSITION PLAZA
- 5. HAMMOCK GARDEN
- 6. PLAY AREA
- 7. AMPHITHEATER
- 8. OUTDOOR PICNIC AREA
- 9. PARTY LAWN
- 10. KIDS POOL
- 11. SWIMMING POOL WITH CABANA
- 12. OUT DOOR CHANGE ROOM
- 13. DROP OFF PLAZA
- 14. CLUB HOUSE PLAZA
- 15. FIRE DRIVEWAY
- 16. ELDER'S PARK
- 17. GIANT CHESS PARK
- 18. SAND VOLLEY-BALL
- 19. PRACTICE BASKET BALL COURT WITH SEATING AREA
- 20. SURFACE CAR PARKING
- 21. TREE COURT PLAZA WITH SEATING
- 22. FUTURE PHASE 1 ENTRY/ EXIT
- 23. SKATING RINK AND CLUB HOUSE SPILL OVER SPACE
- 24. ENTRANCE PLAZA WITH INFORMAL-SEATING
- 25. CHILDRENS PLAY AREA
- 26. MINI FOOTBALL FIELD
- 27. LAWN WITH SEATING
- 28. PET PARK
- 29. DESIGNATED PEDESTRAIN PATHWAY & BICYCLE TRACK

- 30. MEDITATION AND YQGA DECK
- 31. OUTDOOR EXERCISE STATION
- 32. PEDESTRAIN CROSSING WITH ART WORK
- 33. MULTIPURPOSE LAWN
- 34. TREE COURT
- 35. CRICKET PRACTICE PITCH
- 36. LAKE SIDE GARDEN WITH SEATING
- 37. SUNKEN SKATE BOARD AREA WITH LOCAL ART
- 38. AMPHITHEATRE WITH LAKE VIEW AS BACKDROP WITH STAGGERED TREES
- 39. BUTTERFLY GARDEN TRAIL LEADING TO TEMPLE AND VISTA POINT
- 40. HERB GARDEN
- 41. BOUNDARY PLANTATION
- 42. HOPSCOTCH COURT
- 43. SNAKE & LADDER COURT

- SERVICE STATION:**
- A. ORGANIC WASTE CONVERTER (AT UPPER BASEMENT LEVEL)
 - B. TRANSFORMER YARD
 - C. DG
 - D. STP (AT LOWER BASEMENT LEVEL)

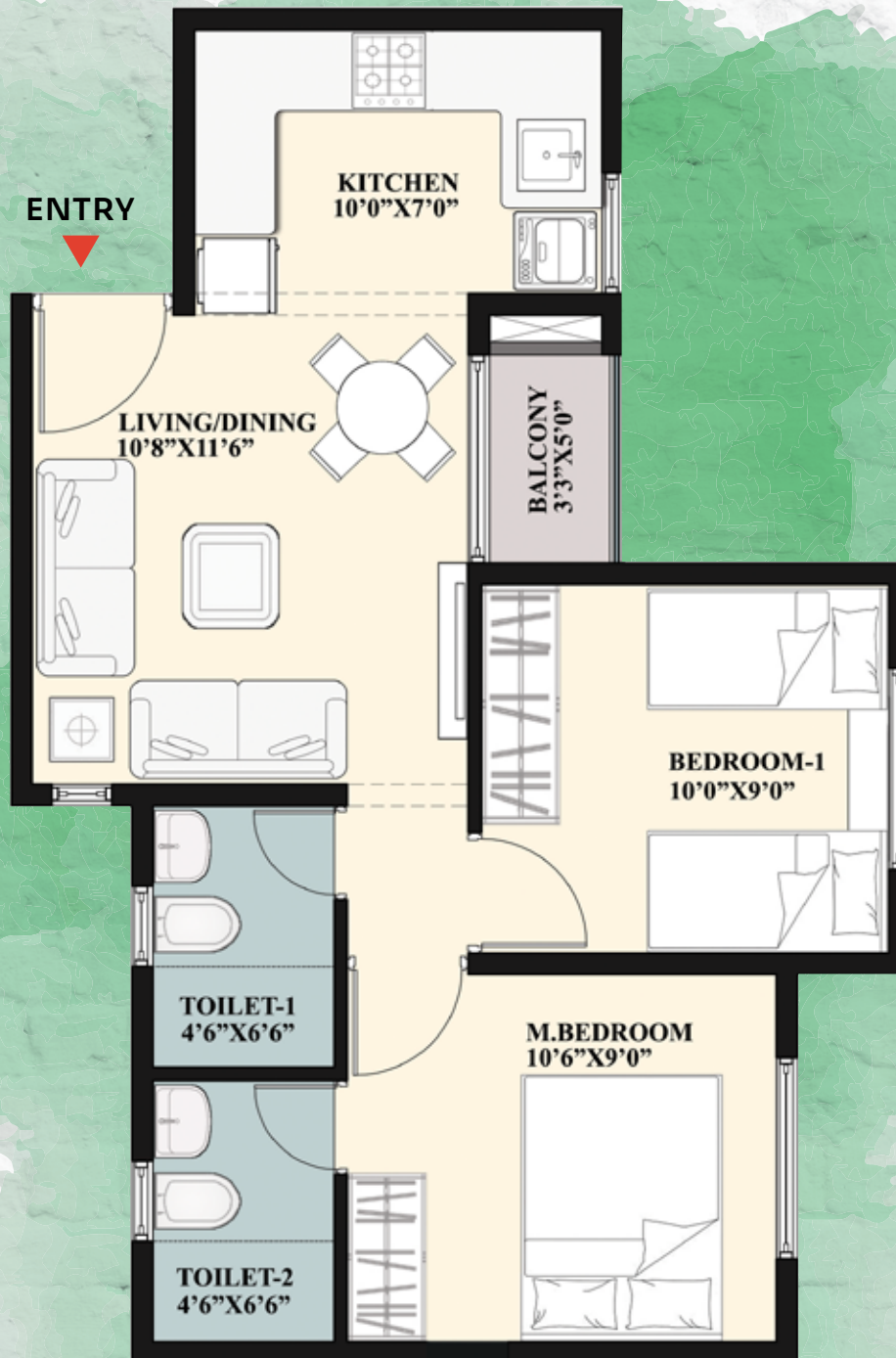
- OTHERS :**
- AA. STRR
 - BB. CDP ROAD TREATED LIKE AN URBAN

2 BEDROOM TYPE 1 UNIT PLAN



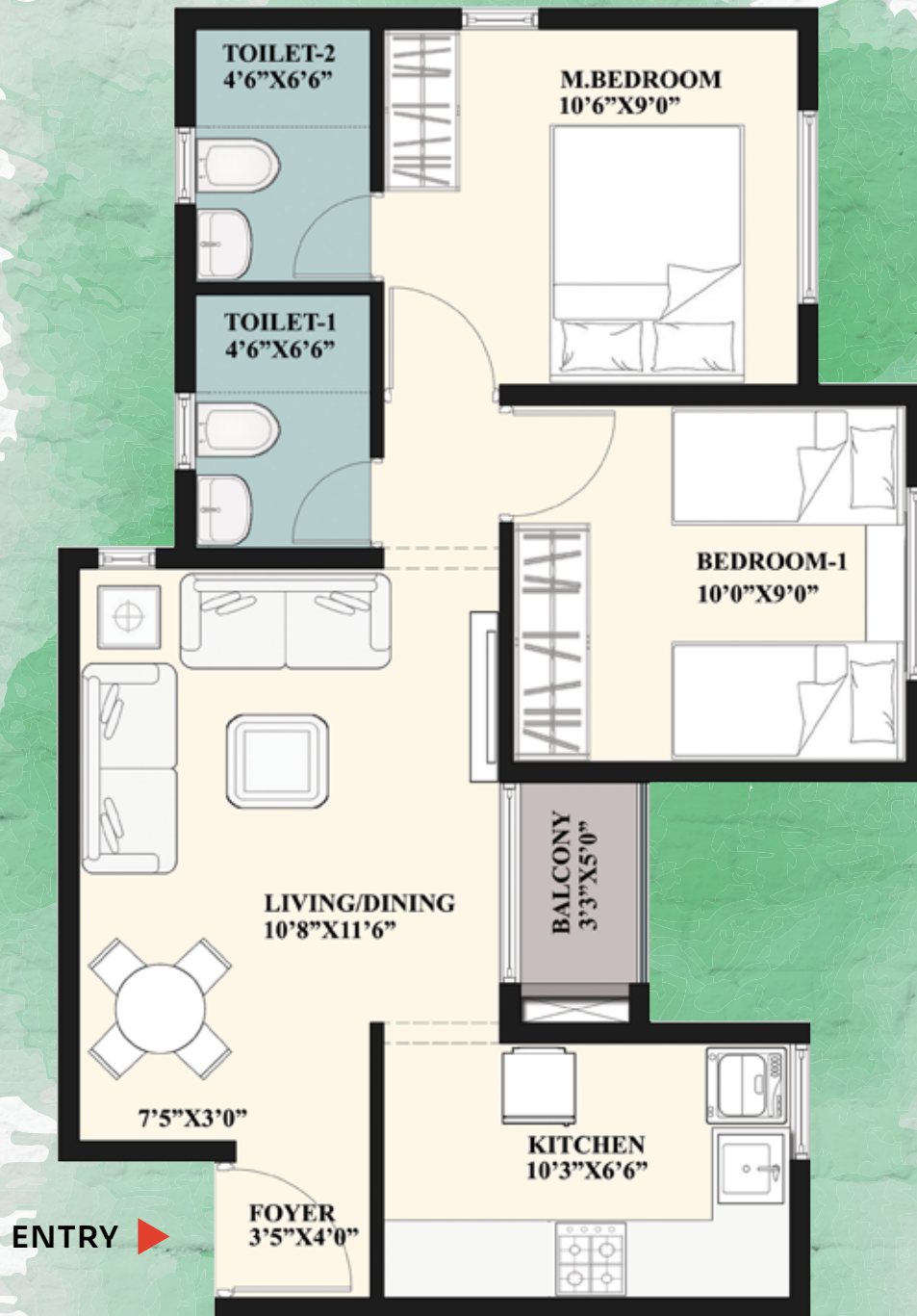
RERA CARPET AREA : 46.299 SQ.M (498.362 SQ.FT)
BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT)
1m²= 10.76391 Sq,ft STANDARD CONVERSION

2 BEDROOM TYPE 1A UNIT PLAN



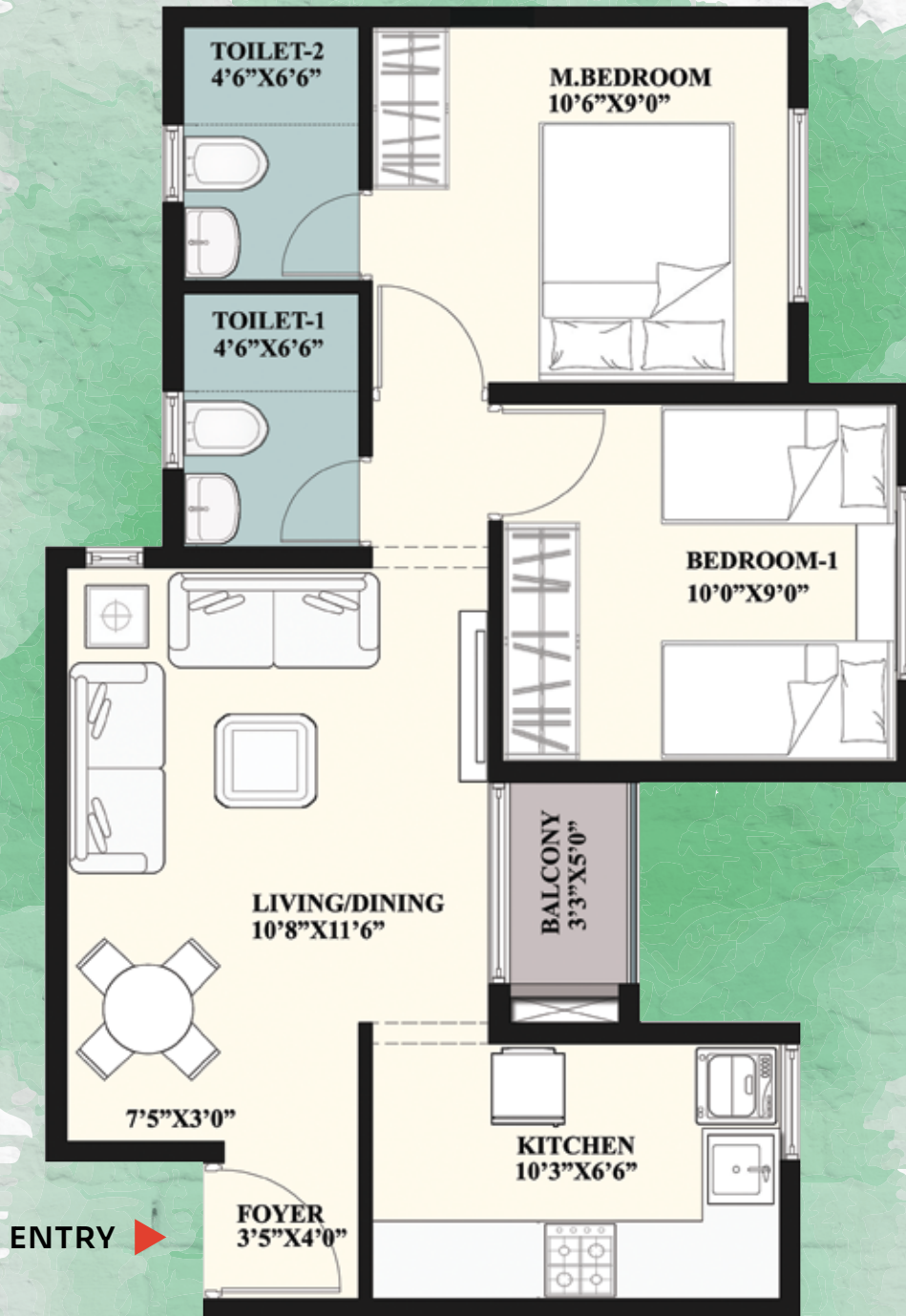
RERA CARPET AREA : 42.755 SQ.M (460.214 SQ.FT)
BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT)
1m²= 10.76391 Sq,ft STANDARD CONVERSION

2 BEDROOM TYPE 2 UNIT PLAN



RERA CARPET AREA : 46.299 SQ.M (498.362 SQ.FT)
BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT)
1m²= 10.76391 Sq,ft STANDARD CONVERSION

2 BEDROOM TYPE 2A UNIT PLAN




RERA CARPET AREA : 46.299 SQ.M (498.362 SQ.FT)
BALCONY AREA : 1.550 SQ.M (16.684 SQ.FT)
1m2= 10.76391 Sq,ft STANDARD CONVERSION

3 BEDROOM TYPE 3 UNIT PLAN



RERA CARPET AREA : 56.977 SQ.M (613.295 SQ.FT)
BALCONY AREA : 2.045 SQ.M (22.012 SQ.FT)
1m2= 10.76391 Sq,ft STANDARD CONVERSION

3 BEDROOM TYPE 3A UNIT PLAN

ENTRY 



RERA CARPET AREA : 56.977 SQ.M (613.295 SQ.FT)
BALCONY AREA : 2.045 SQ.M (22.012 SQ.FT)
1m²= 10.76391 Sq,ft STANDARD CONVERSION



Artistic impression

SHRIRAM PROPERTIES

A SEAL OF TRUST!

40-YEAR LEGACY OF EXCELLENCE.

PART OF THE FINANCIAL CONGLOMERATE
THE SHRIRAM GROUP

22,000+
HAPPY FAMILIES

PUBLIC LISTED COMPANY

PRIVATE EQUITY INVESTMENT
BY GLOBAL PLAYERS MITSUBISHI, TPG KOTAK, WALTON
STREET CAPITAL STARWOOD CAPITAL AND TATA CAPITAL

ACROSS **5** LOCATIONS

BENGALURU | CHENNAI | COIMBATORE
VISAKHAPATNAM | KOLKATA

LAUNCHING
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NEAR E-CITY

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